CORYELL CENTRAL APPRAISAL DISTRICT
705 EAST MAIN STREET
GATESVILLE, TX 76528

AT 3:45 FILED O'CLOCK P M

JUL 07 2026

Jennifer Newton
COUNTY CLERK, CORYELL CO., TEXAS

NOTICE

This notice is posted in compliance with the open meeting act of the TEXAS GOVERNMENT CODE ANN. 551.041 (Vernon 2004).

CORYELL CENTRAL APPRAISAL DISTRICT
REGULAR MEETING OF THE BOARD OF DIRECTORS

July 15, 2026
9:00 A.M.
705 E. Main St
Gatesville, TX. 76528

BOARD OF DIRECTORS

An open meeting will be held concerning the following subjects:

1. Call to order
2. Determination of quorum
3. Public comments
4. Consider approval of previous minutes.
5. Consider approval of monthly financial reports
6. Consider Course of action to order the General Election for elected board members on 11-03-2026
7. Consider Course of action concerning adoption of 2027 Preliminary Budget of the Coryell Central Appraisal District
8. Chief Appraiser/TLO Report
    - 2026 Preliminary Value Estimates
    - 2026 Reappraisal plan
    - 2026 Protest/Inquiry totals

- Certification July 2, 2026
- ARB Hearing dates
- TLO Report

9. Discussion of appraised values, property tax exemptions and property characteristics on properties within the Coryell Central Appraisal District.
10. Consider course of action concerning next meeting dates, times, locations, and agenda items.
11. Adjourn

Julie Zobel

Julie Zobel
Chief Appraiser
Coryell Central Appraisal District

Taxpayer Impact Statement

House Bill 1522 amends Section 551.043 of the Texas Government Code to add new notice requirements under the Texas Open Meetings Act. Specifically, when a governmental body posts notice of a meeting under Section 551.043(a)(c) at which it will discuss or adopt its budget, the notice must now include a taxpayer impact statement.

The taxpayer impact statement must show, for the median-valued homestead property within the governmental body's jurisdiction:

- The property tax bill in dollars for the current fiscal year, and
- An estimate of the property tax bill in dollars for the upcoming fiscal year.

This requirement is intended to increase transparency by allowing taxpayers to see how proposed budgets may directly affect their property tax bills.

The Appraisal District has proposed a budget of $1,781,415 for 2027 fiscal year. This is an increase of $202,191 or 12.80% from the adopted 2026 budget of $1,579,224 The Appraisal District does not levy a tax rate, and therefore, no estimate of impact for a property tax bill is provided.

Budget Year	Median Value of Homesteaded Property	Tax Rate per $100	Taxes
2025	$210,220	$0.00	$0.00
2026	$211,550	$0.00	$0.00

2027 CORYELL CENTRAL APPRAISAL DISTRICT PRELIMINARY BUDGET

IN ACCORDANCE WITH SECTION 6.06 OF THE TEXAS PROPERTY TAX CODE

5/20/2026

BOARD OF DIRECTORS

Justin Carothers, Chairman
Bradi Diaz, Secretary
Inez Faison, Spokesperson
Cynthia Bell
Fred Chavez
Kevin George
Andy James
Jay Manning
Jack Wall

CHIEF APPRAISER

Julie Zobel

CORYELL CENTRAL APPRAISAL DISTRICT
2027 PRELIMINARY BUDGET

CATEGORY TOTALS	2027 PRELIM BUDGET		2026 ADOPTED BUDGET
SALARIES AND PAYROLL BURDEN	$1,022,458	1%	$1,008,533
CONTRACTUAL	$338,212	47%	$230,339
OFFICE EXPENDITURES	$100,667	3%	$97,467
APPRAISAL REVIEW BOARD	$13,000	18%	$11,000
PROFESSIONAL SERVICES	$33,000	2%	$32,500
TRAINING AND EDUCATION	$50,000	11%	$45,000
APPRAISAL COSTS	$77,700	16%	$66,700
CAPITAL EXPENDITURES	$146,378	67%	$87,685
TOTAL	$1,781,415	12.80%	$1,579,224
SALARIES AND PAYROLL BURDEN	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
6040 WAGES & SALARIES	$700,875	-2%	$715,575
6040 WAGES & SALARIES (AUTO ALLOWANCE)	$66,000	12%	$58,800
6055 EMPLOYEE INSURANCE (HEALTH/LIFE)	$172,500	15%	$149,500
6065 RETIREMENT EXPENSE	$70,088	-2%	$71,558
6070 TAX: PAYROLL (MEDICARE EXPENSE)	$11,120	-1%	$11,228
6070 TAX: PAYROLL (SUTA FED UNEMPLOYMENT)	$1,875	0%	$1,872
TOTALS	$1,022,458	1%	$1,008,533
CONTRACTUAL	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
6230 H G: MOBILE CLOUD HOSTING MAINTENANCE	$2,524	8%	$2,337
6230 H G: PACS MAINTENANCE & SUPPORT	$34,634	8%	$32,068
6230 H G: MOBILE FIELD DEVICE SERVER MAINT.	$5,642	8%	$5,225
6230 H G: MOBILE FIELD DEVICE MAINT.	$5,495	8%	$5,088
6230 H G: MOBILE FIELD DEVICE CLOUD HOSTING	$2,927	1%	$2,904
6230 H G: MOBILE FIELD DEVICE ADV MAPPING	$821	8%	$760
6230.89 TRUE PRODIGY SOFTWARE HOSTING COST	$81,872		N/A
6230.1 APPRAISAL CONTRACT PROVIDER	$16,000	0%	$16,000
6230.3 BIS: GIS INTERACTIVE MAP*	$4,790	3%	$4,650
6230.3 BIS: GIS MAINTENANCE	$20,661	3%	$20,058
6230.4 BIS: SERVER BACKUPS	$0	-100%	$5,400
6230.4 BIS: IT AUTOMATED BACKUPS (workstations)	$9,270	N/A	$0
6230.4 BIS: ROUTER MAINTENANCE	$3,000	3%	$2,900
6230.4 BIS: IT EMAIL HOSTING/ARCHIEVING	$10,350	346%	$2,320
6230.4 BIS: IT MAINTENANCE SERVERS(inc. virtual)	$11,436	106%	$5,550
6230.4 BIS: ANTIVIRUS CLOUD QUARTLY SERVICE	$1,150	N/A	$0
6230.4 BIS: IT MAINTENANCE WORKSTATIONS	$14,722	10%	$13,440
6230.4 BIS: WEBSITE HOSTING*	$2,250	3%	$2,175
6230.4 BIS: WEBSITE ONLINE APPEALS*	$3,909	3%	$3,795
6230.4 BIS: WEBSITE ONLINE FORMS*	$3,909	3%	$3,795
6230.4 BIS: WEBSITE PROPERTY SEARCH*	$3,206	3%	$3,113
6230.4 BIS: SB2 TRUTH IN TAXATION WEBSITE*	$3,245	37%	$2,363
6230.6 DEED PROCESSING	$21,000	0%	$21,000

6230.5 AERIAL IMAGERY ACQUISITION	$75,400	0%	$75,400
TOTAL	$338,212	47%	$230,339
OFFICE EXPENDITURES	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
6045 TML INSURANCE	$10,000	0%	$10,000
6205 JANITORIAL EXPENSES-CC	$4,500	0%	$4,500
6205 JANITORIAL EXPENSES-GV	$5,500	0%	$5,500
6210 COPIER LEASE-CC	$2,800	4%	$2,700
6210 COPIER LEASE-GV	$2,800	4%	$2,700
6290 OFFICE SPACE - CC	$30,067	0%	$30,067
6300 REPAIR AND MAINTENANCE	$5,000	0%	$5,000
6340 TELEPHONE EXPENSE	$18,000	0%	$18,000
6340 TELEPHONE EXPENSE-WIRELESS DATA	$2,800	0%	$2,800
6390 ALARM-CC & GV	$1,200	0%	$1,200
6390 UTILITIES-CC & GV	$18,000	20%	$15,000
TOTAL	$100,667	3%	$97,467
APPRAISAL REVIEW BOARD	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
6140 APPRAISAL REVIEW BOARD	$12,000	20%	$10,000
6140 APPRAISAL REVIEW BOARD EDUCATION	$500	0%	$500
6140 LEGAL SERVICES FOR ARB	$500	0%	$500
TOTAL	$13,000	18%	$11,000
PROFESSIONAL SERVICES	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
6270 LEGAL SERVICES APPRAISAL DISTRICT	$8,000	0%	$8,000
6280 AUDITING EXPENSE	$12,000	4%	$11,500
6285 ACCOUNTING SERVICES	$13,000	0%	$13,000
TOTAL	$33,000	2%	$32,500
TRAINING & EDUCATION	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
6075 EDUCATION & TRAINING	$25,000	25%	$20,000
6160 DUES & SUBSCRIPTIONS *(CoStar/Transunion)*	$25,000	0%	$25,000
TOTAL	$50,000	11%	$45,000
APPRAISAL COSTS	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
6080 MILEAGE/AUTO ALLOWANCE	$2,500	0%	$2,500
6100 ADVERTISING & PUBLIC NOTICE	$4,000	0%	$4,000
6245 OFFICE SUPPLIES-CC	$6,000	50%	$4,000
6245 OFFICE SUPPLIES-GV	$6,000	50%	$4,000
6250 POSTAGE	$30,000	20%	$25,000
6260 PRINTING, COPIES & REPRODUCTION	$23,000	10%	$21,000
6297 BOARD OF DIRECTORS EXPENSE	$5,500	0%	$5,500
6298 CHIEF APPRAISER EXPENSE	$500	0%	$500

6389 TESTING & BACKGROUND	$200	0%	$200
TOTAL	$77,700	16%	$66,700
CAPITAL EXPENDITURES	**2027 PRELIM BUDGET**		**2026 ADOPTED BUDGET**
CAPITAL EXP: COMPUTER REPLACEMENT-2	$10,000	0%	$10,000
CAPITAL EXP: MASS APP SOFTWARE REPLACE-3*	$136,378	N/A	$77,685
TOTAL FROM OPERATING BUDGET	$146,378	67%	$87,685
NON-OPERATING EXPENSES	**2027 RESERVE FUNDS AVAILABLE**		**2026 RESERVE FUNDS AVAILABLE**
COMPUTER REPLACEMENT RESERVE-2	$8,000	N/A	$5,000
LEGAL & TECHNOLOGY FUND-4	$233,250	25%	$185,930
TOTAL RESERVE FUNDS AVAILABLE	$241,250	26%	$190,930
BUDGET SURPLUS FUNDS POLICY			

It shall be the policy of the Board of Directors of the Coryell Central Appraisal District that if the total amount of payments made and/or due to be paid each year by the taxing units participating in a given fiscal year exceeds the amount actually spent or obligated to be spent during such fiscal year for which the payments were made, such excess amount shall, prior to or concurrent with the end of such fiscal year, be appropriated to the Legal and Technology Fund account or as otherwise directed by the Board of Directors and thereby obligated to be spent as approved by the Board of Directors.

The Chief Appraiser shall notify the taxing units participating in the Coryell Central Appraisal District of the amount retained by the Board of Directors after the completion of the annual financial audit for the year in which the funds were obligated and unspent.

See next page for additional footnotes

CORYELL CENTRAL APPRAISAL DISTRICT
2027 PRELIMINARY BUDGET

1-The CAPITAL EXP: REPAIRS & MAINTENANCE is for the periodic maintenance needs of either office location.

2-The CAPITAL EXP: COMPUTER REPLACEMENT and the COMPUTER REPLACEMENT RESERVE are for the periodic replacement of the computer equipment utilized by Coryell CAD. The replacement schedule is every 3-5 years. The CAPITAL EXP:COMPUTER REPLACEMENT $10,000 amount is included in the entity contributions for 2026 and will be transferred to the NON-OPERATING EXPENSE COMPUTER REPLACEMENT RESERVE.

3-The CAPITAL EXP: MASS APP SOFTWARE REPLACEMENT is for the initial 1/3 payment of a one-time conversion cost totalling $233,055 for the updating of the mass appraisal software utilized by Coryell CAD.

4-The LEGAL & TECHNOLOGY FUND is for the purchase of equipment and software due to technological advancements and a legal service reserve to provide resources for litigation involving the Appraisal District.

CORYELL CENTRAL APPRAISAL DISTRICT
2027 PRELIMINARY BUDGET

JURISDICTIONS	2024 TAX LEVY	% OF TOTAL LEVY	2025 BUDGET	2026 BUDGET	2026 QUARTERLY ALLOCATION	2027 BUDGET FOR ADOPTION
SCHOOL DISTRICTS:						
COPPERAS COVE ISD	$14,581,906	21.28%	$351,499.34	$351,117.16	$87,779.29	$337,149.03
GATESVILLE ISD	$9,985,701	14.57%	$219,969.13	$240,445.32	$60,111.33	$241,361.01
OGLESBY ISD	$1,102,068	1.61%	$21,633.66	$26,536.65	$6,634.16	$43,143.29
JONESBORO ISD	$822,848	1.20%	$19,508.60	$19,813.33	$4,953.33	$20,503.19
EVANT ISD	$734,719	1.07%	$15,884.88	$17,691.26	$4,422.81	$17,528.25
MOODY ISD	$464,002	0.68%	$8,365.22	$11,172.69	$2,793.17	$10,695.58
CLIFTON ISD	$79,088	0.12%	$1,718.33	$1,904.36	$476.09	$1,771.57
CRAWFORD ISD	$141,044	0.21%	$2,896.84	$3,396.19	$849.05	$3,524.12
LAMPASAS ISD	$21,319	0.03%	$497.28	$513.34	$128.34	$473.16
VALLEY MILLS ISD	$12,797	0.02%	$299.10	$308.14	$77.03	$284.23
SCHOOL TOTALS	**$27,945,491**	**40.78%**	**$642,272.38**	**$672,898.43**	**$168,224.61**	**$676,433.42**
CITIES:						
CITY OF COPPERAS COVE	$14,383,732	20.99%	$326,043.78	$346,345.33	$86,586.33	$388,080.12
CITY OF GATESVILLE	$3,560,913	5.20%	$77,127.94	$85,743.09	$21,435.77	$94,471.74
CITY OF EVANT	$94,742	0.14%	$2,209.82	$2,281.29	$570.32	$2,649.95
CITY OF OGLESBY	$51,262	0.07%	$1,119.48	$1,234.33	$308.58	$1,341.30
CITY OF MCGREGOR	$46,104	0.07%	$1,092.02	$1,110.13	$277.53	$1,211.05
CITY TOTALS	**$18,136,752**	**26.47%**	**$407,593.04**	**$436,714.16**	**$109,178.54**	**$487,754.16**
OTHER ENTITIES:						
CORYELL COUNTY	$19,967,807	29.14%	$373,607.33	$480,804.06	$120,201.02	$551,740.75
CENTRAL TEXAS COLLEGE	$2,190,297	3.20%	$46,023.33	$52,740.07	$13,185.02	$58,034.15
MIDDLE TRINITY WCD	$289,351	0.42%	$6,689.91	$6,967.27	$1,741.82	$7,452.53
OTHER TOTALS	**$22,447,454**	**32.76%**	**$426,320.58**	**$540,511.41**	**$135,127.85**	**$617,227.42**
GRAND TOTALS:	**$68,529,697**	**100.00%**	**$1,476,186.00**	**$1,650,124.00**	**$412,531.00**	**$1,781,415.00**

CORYELL CENTRAL APPRAISAL DISTRICT
2027 PRELIMINARY BUDGET

SUMMARY OF REVENUES

DESCRIPTION	2027 BUDGET FOR ADOPTION
JURISDICTION INCOME	$1,781,415
INTEREST INCOME	$3,500
PENALTY INCOME	$500
OPEN RECORDS	$100
TOTAL INCOME	**$1,785,515**

SUMMARY OF RESERVE ACCOUNTS

DESCRIPTION	2027 RESERVE FUNDS AVAILABLE
COMPUTER REPLACEMENT RESERVE	$8,000
BUILDING REPLACEMENT RESERVE	$0
LEGAL & TECHNOLOGY	$233,250
TOTAL OF RESERVE ACCOUNTS	**$241,250**

2027 PRELIMINARY BUDGET FOR SALARY SCHEDULE & BENEFITS

DESCRIPTION	SALARIES	HEALTH CARE	CAR ALLOW	* MEDI-CARE	** SUTA	RETRMT	TOTAL
Chief Appraiser	$120,000	$13,269	$6,600	$1,836	$144	$12,000	$153,849
Appraiser level 2 - GV/Dire	$60,000	$13,269	$6,600	$966	$144	$6,000	$86,979
Appraiser level 2 - CC/Direc	$62,000	$13,269	$6,600	$995	$144	$6,200	$89,208
Appraiser Level 2 - CC	$50,000	$13,269	$6,600	$821	$144	$5,000	$75,834
Appraiser Level 2 - CC	$50,000	$13,269	$6,600	$821	$144	$5,000	$75,834
Appraiser Level 1 - GV	$43,000	$13,269	$6,600	$719	$144	$4,300	$68,032
Appriaser Level 1 - GV	$37,000	$13,269	$6,600	$632	$144	$3,700	$61,345
Appraiser Level 1 - GV	$40,000	$13,269	$6,600	$676	$144	$4,000	$64,689
Technician 2 - CC/Exemptio	$42,500	$13,269	$0	$616	$144	$4,250	$60,779
Technician 2 - GV (TLO)	$45,000	$13,269	$6,600	$748	$144	$4,500	$70,261
Technician 2 - GV	$38,000	$13,269	$0	$551	$144	$3,800	$55,764
Technician 2- CC	$36,000	$13,269	$0	$522	$144	$3,600	$53,535
Appraiser Level 2 - CC/GIS/	$40,000	$13,269	$6,600	$676	$144	$4,000	$64,689
Schedule Change*	$4,000			$58		$400	$4,458
Merit Increase	$33,375	$0	$0	$484	$0	$3,338	$37,196
Retirement Plan Admin Cost						$600	$600
TOTAL	**$700,875**	**$172,500**	**$66,000**	**$11,120**	**$1,872**	**$70,088**	**$1,022,454**

* Used 1.45% for Medicare Calculation with is an estimate based on previous years

** Used 1.60% for SUTA Calculation which is an estimate based on previous years